

1 BY COUNCILMAN EVANS

2
3 CITY OF CENTRAL
4 PROPOSED ORDINANCE NO. 2016-____
5

6 AN ORDINANCE AMENDING SECTION 12.3 OF THE CITY OF CENTRAL
7 COMPREHENSIVE ZONING CODE MAKING THE MINIMUM LOT SIZE FOR ALL
8 PROPERTIES IN THE RURAL AGRICULTURE (R/A) DISTRICT ONE (1) ACRE
9

10 WHEREAS, Section 12.3 A. of the City of Central Comprehensive Zoning Code
11 (Appendix 1 of the City of Central Code of Ordinances) requires a minimum lot size of 1 acre,
12 except that property that is designated as Conservation, Restrictive Green Space or Incentive
13 Green Space in the 2010 Master Plan Land Use Plan is required to have a minimum lots size of 3
14 acres; and
15

16 WHEREAS, the City of Central City Council requested that a public hearing be held by
17 the City of Central Zoning Commission on whether to remove the requirement that lots
18 designated as Conservation, Restrictive Green Space or Incentive Green space on the 2010
19 Master Plan Land Use Plan be at least 3 acres in size; and
20

21 WHEREAS, a public hearing was held on _____, 2016 before the City of Central
22 Zoning Commission; and
23

24 WHEREAS, the Zoning Commission, on a ____ to ____ vote recommended
25 _____.
26

27 NOW THEREFORE, BE IT ORDAINED by the Council of the City of Central, State of
28 Louisiana as follows:
29

30 Section 1: That Section 12.3 A. of the City of Central Comprehensive Zoning Code
31 (Appendix 1 of the City of Central Code of Ordinances) be amended – deleting the crossed out
32 language – as follows:
33

34 A. Minimum Lot Size:

- 35 1. Minimum area: 1 acre; ~~however, if an area is designated as~~
36 ~~Conservation, Restrictive Green Space or Incentive Green space on the 2010~~
37 ~~Master Plan Land Use Plan then each lot shall be a minimum of 3 acres.~~
38 2. Minimum width: 150 feet ~~for one-acre lots and 250 feet for 3-acre lots.~~
39

40 Section 2: The specific terms and conditions of this Ordinance shall prevail against
41 other ordinances of the City to the extent that there may be any conflict.
42

1 Section 3: Severability. If any section, subsection, sentence, clause or provision of
2 this Ordinance is declared by a court of competent jurisdiction to be invalid, such declaration of
3 invalidity shall not affect the validity of the Ordinance as a whole, or parts thereof, other than the
4 part declared invalid. The remainder of the Ordinance shall not be affected by the declaration of
5 invalidity and shall remain in force and effect.

6
7 Section 4. Effective Date. This Ordinance shall be effective upon publication.
8

9 Introduced before the Council on _____, 2016.
10

11 This Ordinance having been submitted to a vote, the vote thereon was as follows:
12

13 For:

14 Against:

15 Absent:
16

17 Adopted the _____ day of _____, 2016.
18

19 Signed the _____ day of _____, 2016.
20

21 Delivered to the Mayor on the _____ day of _____, 2016.
22

23 _____
24 Mark Miley, City Clerk
25

26 Approved:
27

28 _____
29 I.M. Shelton, Jr. Mayor
30

31 Received from Mayor on the _____ day of _____, 2016:
32

33 _____
34 Mark Miley, City Clerk
35

36 Adopted Ordinance published in *The Advocate* on the _____ day of _____, 2016
37
38

4816-3426-0786, v. 1